

Pool Demolition Requirements

When an inground swimming pool is removed the area of backfill must be designated a “Non-build” area or the fill must be properly compacted and the backfill operation observed by a Soils Engineer. The permit process and inspections are slightly different depending on which path is chosen.

Pool Demolition permit (Non-Build Area):

1. If the pool is going to be filled in and the area is not going to be used for building in the future then all that is required to obtain a permit is a plot plan. It must show the entire lot with all buildings shown to scale and the location of the pool shown with dimensions from all property lines and structures clearly indicated. The area of the pool excavation must be clearly marked with the words, “Non-Build Area”.
2. If there is a gas boiler associated with the pool then this must be indicated and the gas line must be disconnected at the source and properly capped off. A copy of the site plan will be kept in the Building Division files.
3. After obtaining the permit the permittee must call for an inspection. The inspection can be before or after the pool has been filled, but it must be obvious to the inspector where the pool was located. It is recommended that large holes be punched through the bottom of the pool for drainage. The inspector will verify that the plot plan is accurate and that the gas line and electrical wiring (if applicable) is capped off. If these things are approved, the inspector will final the permit.

Pool Demolition permit (Supervised Backfill):

1. If any of the area where the pool was located is going to be built on in the future then a plot plan must be provided that details the location, size and depth of the area to be filled in as well as a demolition, drainage and compaction plan prepared by a State licensed engineer.
2. A **special inspection form** also must be submitted prior to permit issuance, designating the supervising engineer or special inspection agency that will be doing the backfill compaction observation and providing a compaction report in order to declare the abated area as a **buildable** area.
3. One inspection is performed by the Building Division for a pool abatement where the backfill and compaction will be supervised by a Special Inspection Agency. The purpose for permit issuance is to document the location of the removal and to review compaction documentation. The special inspection final inspection letter, certifying that the excavation was compacted to 95% will be accepted as the final inspection. The gas line and electrical wiring (if applicable) must be capped off as well to obtain a final inspection.

Additional information can be obtained by visiting our website at <http://www.sanjoseca.gov/building> or by calling our Information Inspector's voice mail at (408) 535-7601 and leaving a detailed message. In addition you may visit the Building Division in City Hall at 200 E. Santa Clara Street.